

DESERT FOOTHILLS CHARACTER PLAN

what is it?

The character plan was a recommendation of the CityShape process where a three-level planning approach was put into place. Character Areas were the "middle" level of the three. Similar to past area studies that looked at General Plan elements (land use, transportation, public facilities) for a designated area, character plans also include design and character guidelines and recommendations. The completed Character Plans were approved by City Council as additions to the General Plan.

where does it apply?

Desert Foothills area: generally between 56th Street and the 96th Street; Dixileta and Jomax Roads.

who needs to use it?

City Council, Planning Commission, City staff, Developers, Citizens

why was it developed?

To promote or enhance the given character of the Desert Foothills area by establishing guidelines for design and character while addressing traditional General Plan considerations too.

key points:

- 1 Three Goals for the Desert Foothills area:
 - a. Preserve the natural, visual qualities of the lush upper desert by using desert-sensitive buildings techniques.
 - b. Promote connected areas of desert open space and trails.
 - c. Identify and celebrate the rural desert character of the Desert Foothills area.
- 2 The Foothills Overlay zoning district was created as an implementation item from this Character Plan. In 2003 the zoning district was applied to the original Character Plan area as well as a half section of State Trust Lands.
- 3 This area contains a fractured ownership pattern contributing to:
 - a. A rich assortment of custom and semi-custom homes.
 - b. A diversity in lifestyles from equestrian to those who moved here to enjoy a desert retreat in a remote setting within the city.
 - c. Minimal infrastructure improvements due to the piecemeal development pattern.
- 4 The area is approximately one-third to one-half built out.
- 5 A portion of the Desert Foothills Scenic Drive is located in this area.
- 6 Site planning minimizing the visual impact of development is encouraged.
- 7 There is a Local Area Master Plan for this area and the Trails Master Plan identifies neighborhood trails systems in accordance with the Character Plan.
- 8 Open Space is critical to maintaining the rural desert character and should be provided as a visual, recreational, or character enhancing amenity.

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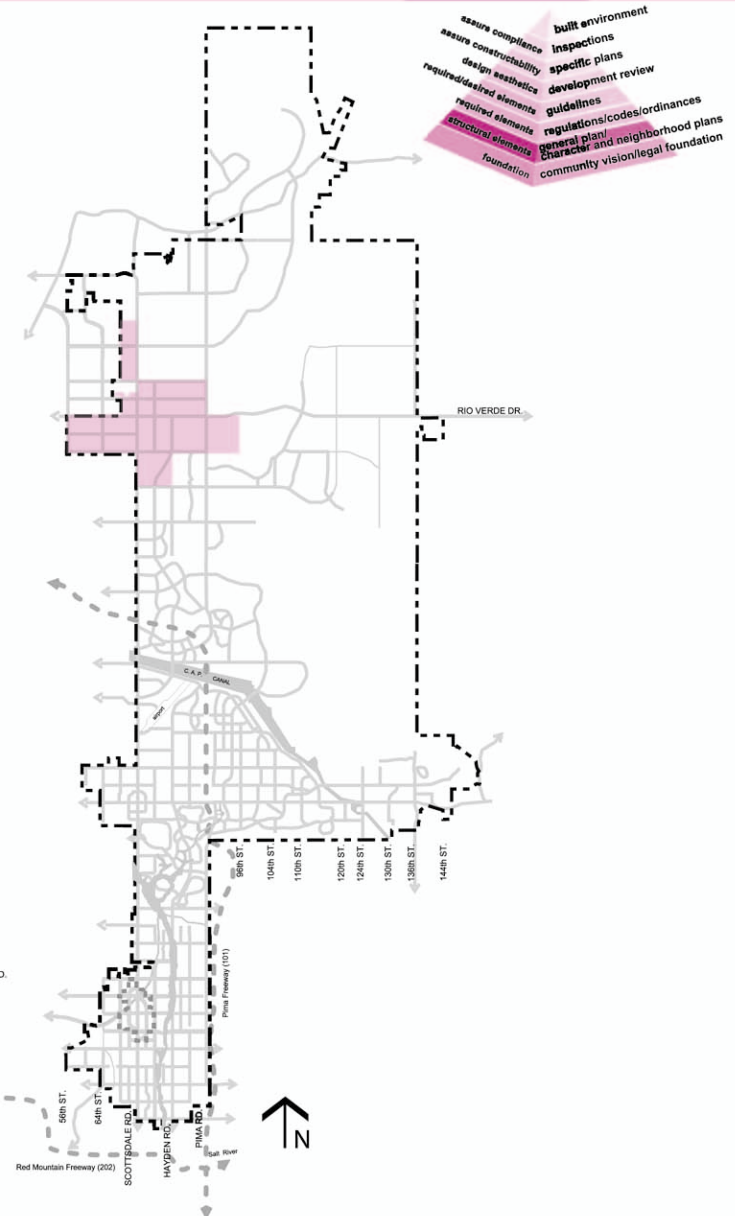
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City Council adopted - July 1999

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JENNY LYNN
CIRCLE MOUNTAIN
HONDA BOW
ROCKAWAY HILLS
DESERT HILLS DR.
JOY RANCH RD.
STAGECOACH PASS
CAREFREE HWY.
DOVE VALLEY RD.
LONE MOUNTAIN RD.
DIXILETA DR.
DYNAMITE BLVD.
JOMAX RD.
HAPPY VALLEY RD.
PINNACLE PEAK RD.
DEER VALLEY RD.
BEARDSLEY RD.
UNION HILLS DR.
BELL RD./FRANK LLOYD WRIGHT BLVD.
GREENWAY RD.
THUNDERBIRD RD.
CACTUS RD.
SHEA BLVD.
DOUBLE TREE RANCH RD.
McCORMICK PKWY.
INDIAN BEND RD.
McDONALD DR.
CHAPARRAL/CAMELBACK RD.
CAMELBACK RD.
INDIAN SCHOOL RD.
THOMAS RD.
McDOWELL RD.
McKELLIPS RD.



where is the full policy?

Planning and Design Library - Community Design Studio
Online at <http://www.ScottsdaleAZ.gov/design/DesertFoothills>

references and related documents:

City of Scottsdale General Plan 2001, Character and Design Element
CityShape 2020 Comprehensive Report (1996)
Desert Preservation Task Force report (1997)
Foothills Overlay Ordinance (2003)

9/30/03